

HISTORIC DISTRICT COMMISSION
Meeting Minutes
November 10, 2014

CALL TO ORDER:

Chairperson Mike Troutman, called the meeting to order at 4:00 p.m.

ROLL CALL:

Members Present:	Dan Buscher	Jim Hopkins
	Kaytee Faris	Bruce Phillips
	Eric Greene	Mike Troutman

Members Excused: Kim Tuck, & Susan Baldwin

Staff Present: Marcel Stoetzel, Assistant City Attorney
Glenn Perian, Senior Planner, Planning Dept.
Leona Parrish, Admin. Assistant, Planning Dept.

ADDITIONS / DELETIONS TO AGENDA: None

APPROVAL OF PREVIOUS MINUTES:

**MOTION MADE BY MR. ERIC GREENE TO APPROVE THE MINUTES FOR
THE SEPTEMBER 8, 2014 HISTORIC DISTRICT COMMISSION MEETING AS
PRESENTED, SECONDED BY MR. DAN BUSCHER.**

ALL IN FAVOR; NONE OPPOSED; MINUTES APPROVED

CORRESPONDENCE:

Mr. Perian noted Mr. Dennis McKinley provided additional information regarding 295 N. Washington Avenue which was emailed to commission members and should have been received prior to today's meeting. Mr. Perian also stated that regarding 295 N. Washington Avenue there was a typo on page 2 of the staff report where it stated "Ann Avenue" and should have said "295 N. Washington Avenue".

Mr. Glenn Perian stated we received an email from commission member Mr. Eric Greene stating he would not be seeking renewal on January 1, 2015 when his term expires as he has other commitments and wanted to thank him for his time on the commission and appreciate his work.

OLD BUSINESS: None

NEW BUSINESS:

A) 27 Hazel Street - (*Request from Mr. Robert Hightower for a "Notice to Proceed" to demolish the structure that was damaged by fire on August 5, 2014.*)

Mr. Hightower was present today and is requesting to demolish his fire damaged home; said the damage cost estimate was \$41,000 dollars for repair and the demolition cost was \$5,500 dollars.

Discussion:

Mr. Jim Hopkins asked if there was an insurance claim. Mr. Hightower stated yes, State Farm was his insurance company.

Mr. Hopkins asked what the implications for an insurance claim in the Historic District property as far as SEV and full value.

Mr. Dennis McKinley, Inspection Supervisor, City of Battle Creek stated the city's building inspector estimated a \$33,740 dollar cost to repair and has a fire escrow amount of \$8,241 dollars. Mr. Hopkins asked if the funds go towards renovations. Mr. McKinley stated yes, the \$8,241 amount.

Mr. Dan Buscher asked Mr. Glenn Perian for the staff report. Mr. Perian stated they have a cost of repair by the building inspector at \$33,740 dollars and that the SEV is listed just over \$14,000 dollars and they had not received any information as far as the cost to totally rehab this property from the owner nor did they receive the cost estimate of \$5,500 dollars to demolish and was hoping to receive it and had not. Stated as long as the property meets the criteria listed on page two of the staff report they are willing to recommend a notice to proceed for an issuance to demolish the structure at 27 Hazel St. as long as the commission is satisfied it meets the criteria of page two of the staff report.

With no others wishing to speak, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. ERIC GREENE TO APPROVE A NOTICE TO PROCEED TO DEMOLISH STRUCTURE FOR PROPERTY LOCATED AT 47 HAZEL STREET, PURSUANT TO HOUSING CODE CHAPTER 1470 (#1 & #3) AS AMENDED BY THE HISTORIC DISTRICT COMMISSION; SECONDED BY MS. KATEE FARIS.

ALL IN FAVOR; NONE OPPOSED; MOTION APPROVED

(B) 295 N. Washington Avenue - *(Request from Mr. Dennis McKinley, Inspections Supervisor on behalf of City of Battle Creek for a Notice to Proceed to demolish structure)*

Mr. Dennis McKinley, Inspections Supervisor, City of Battle Creek stated he was here today to ask for a Notice to Proceed for the demolition of this property which has been a problem for several years and a detriment of the neighborhood. Said city records indicate that the property has been on the vacant and abandoned list without water service since at least 2011. The city's building inspector prepared a repair cost estimate in August 2014 at \$56,108 for the entire property that has an SEV at \$16,742. Mr. McKinley stated there was a court order issued to have the property repaired by March 1, 2014 or agree to have the City demolish. Stated he has a bid for demolition for \$14,000 dollars. Mr. McKinley noted this property lies across from Claude Evans Park where a lot of events are held and has been an eye sore for many years.

Mr. Eric Greene asked Mr. McKinley how long the City has been dealing with this property. Mr. McKinley stated they received their first complaint in the year 2011; since that time it had been deemed to be a dangerous building and has worked through the Dangerous Building process and Housing Board of Appeals where they work with the owners. Stated he has worked with the property owner for two-years and agreed in March of 2014 that if he did not bring the property

into compliance by that date that he was willing to allow the city to demolish; noted the property is not occupied and that the water has been off for at least four-years with other utility services having just been cut off 2-months ago to prepare for demolition.

Mr. Greene noted he appreciated the background information and the efforts to bring this home into compliance over those years and as a member of the Historic District is frustrated to see a property like this, as if the property had been maintained we would not be here today.

Mr. Hopkins stated this is the second demolition they have seen recently and how many more will they be dealing with; said this property has been deteriorating a long time and are they working with the Planning Department or is Planning Dept. working with Code Compliance Dept. and is there more to be seen like this one.

Mr. McKinley said there is always more potentially; however if the property owner is going to take the responsible action and attempt to bring property into compliance, they will continue to work with them and if all efforts have been exhausted they will bring them forward. Mr. McKinley asked if they should do an inventory of properties that are in the Dangerous Buildings process that and are within a Historic District. Noted they do a monthly monitoring process for the Dangerous Buildings properties.

Mr. Troutman asked if these properties are owner occupied. Mr. McKinley stated they all owned by someone else and unoccupied.

Mr. Greene asked if the ones they are tracking were trending towards demolition or rehabilitation. Mr. McKinley stated he was not sure, it is still early but seems most are trending back toward the Calhoun County as they are not paying their taxes.

Mr. Bruce Phillips asked what the Land Bank is doing, sitting on them. Mr. McKinley stated they would need to speak regarding them.

Mr. Jim Hopkins stated he would like to see a map to know what properties are in the Historic District that are at risk for demolition and if it was possible to get a data base with a map for them.

Ms. Faris stated it would be helpful to look at a map and see which properties are in the red zone and in dire need and maybe have an overall plan for those properties and is aware there is not a lot of aid they can provide; but would be good to have for their own benefit to have.

Mr. Perian stated we can provide the information as Mr. McKinley has a database of the Dangerous Buildings and Vacant and Abandoned properties and have GIS map those properties.

With no others wishing to speak, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. DANIEL BUSCHER TO APPROVE A NOTICE TO PROCEED TO DEMOLISH STRUCTURE FOR PROPERTY LOCATED AT 295 N. WASHINGTON STREET, PURSUANT TO HOUSING CODE CHAPTER 1470.09(E)(#1) AS AMENDED BY THE HISTORIC DISTRICT COMMISSION; SECONDED BY MR. JIM HOPKINS.

ALL IN FAVOR; NONE OPPOSED; MOTION APPROVED

(C) 14 W. Michigan Avenue – (*Petition from Mr. Eric Kitchen requesting a new projection sign for Schlotzsky's Restaurant located at 14 W. Michigan Avenue*)

Mr. Kitchen was not present to speak. Mr. Glenn Perian stated this request is similar to the other signs approved in the past for downtown. Stated Mr. Kitchen is asking for approval and the sign is in compliance with the zoning code and are recommending approval or a Certificate of Appropriateness for the proposed work as it is in compliance with Chapter 1270.17.

Mr. Dan Buscher asked Mr. Perian if this was close to the other signs approved in the past and if he had any reservations as far as the type of sign design. Mr. Perian stated no; it is almost identical to others approved.

Mr. Troutman noted this property was presented a few months past for façade improvement. Mr. Perian stated yes it was approved and that this signage is a separate request for approval.

With no others wishing to speak, Mr. Troutman asked commissioners for a motion.

MOTION WAS MADE BY MR. BRUCE PHILLIPS FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A NEW PROJECTION SIGN FOR SCHLOTZSKY'S PROPERTY LOCATED AT 14 W. MICHIGAN AVENUE, AS IT MEETS THE STANDARDS OUTLINED IN CHAPTER 1470.17 PRESERVATION OF HISTORIC FEATURES AND THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES, AS OUTLINED IN THE STAFF REPORT; SECONDED BY MR. JIM HOPKINS.

ALL IN FAVOR; NONE OPPOSED; MOTION APPROVED

(D) Approval of Year 2015 Meeting Dates: (*Approval of Historic District Commission monthly meeting dates for the year 2015*)

MOTION WAS MADE BY MR. DANIEL BUSCHER TO APPROVE THE 2015 MONTHLY MEETING DATES FOR THE HISTORIC DISTRICT COMMISSION AS PRESENTED; SECONDED BY MS. KATEE FARIS.

Mr. Eric Greene stated he would abstain from vote as he would not be on the commission for the Year 2015.

FIVE IN FAVOR (BUSCHER, FARIS, HOPKINS, PHILLIPS AND TROUTMAN); ONE ABSTAINED (GREENE); NONE OPPOSED; MOTION APPROVED

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Mr. Glenn Perian noted that within their meeting packet was also a current spreadsheet that outlines properties that were administratively approved for minor projects.

Mr. Eric Greene stated he would not be seeking a reappointment in January when his term ends to the Historic District Commission as his personal life he is expecting to enter into a graduate program in 2015 and need to be realistic with his time. Mr. Greene said it has been a pleasure serving with everyone and think this is a highly functional body and has been a pleasure learning the in's and out's of the Historic District Commission; which is more than one might think. Also thank Glenn and Leona and other city staff members that he has had occasion to work with over the past two years; said they are outstanding, intelligent, on-point and very much public servants and appreciate their fine work. Mr. Greene thanked everyone very much.

Mr. Mike Troutman stated Mr. Greene will be missed as it will be hard to find someone to fit his shoes and thanked him for his service on the commission. Mr. Troutman thanked staff for the training session last month and that it was very beneficial and helped them to know what questions they should ask.

Mr. Perian stated there would be more training sessions in the future. Mr. Troutman stated he had attended three in total; but this last session was the best and feels he learned the most.

Mr. Bruce Phillips apologized for being late for today's meeting.

ADJOURNMENT:

Mr. Mike Troutman, adjourned the meeting at 4:33 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department